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वाढीव क्षेत्राची विकास योजना - पुणे
विकास नियंत्रण नियमावली
महाराष्ट प्रादेशिक व नगर रचना
अधिनियम, १९६६ चे कलम ३१(१)
अन्वये वगळलेल्या भागाचा (ई.पी.)
मंजूर करणेबाबत.

महाराष्ट शासन,
नगर विकास विभाग,
मंत्रालय, मुंबई-४०० ०३२.

शासन निर्णय क्रमांक टीपीएस-१८०६/२१२५/प्र.क्र.४३५(अ)/०६/नवि-१३

दिनांक - १२.०७.२०१०

शासन निर्णय : सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्रामध्ये प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांचे आदेशानुसार व नावाने,

(वि. म. रानडे)
अवर सचिव, महाराष्ट्र शासन

प्रति,
विभागीय आयुक्त, पुणे विभाग, पुणे.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
आयुक्त, पुणे महानगरपालिका, पुणे.
जिल्हाधिकारी, पुणे.
उपसंचालक, नगर रचना, पुणे विभाग, पुणे.
सहायक संचालक, नगर रचना, पुणे शाखा, पुणे.
व्यवस्थापक, येरवडा कारागह मुद्रणालय, पुणे.

(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या पुणे विभागीय पुरवणी, भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी ५ प्रती या विभागास, संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे, आयुक्त, पुणे महानगरपालिका, पुणे, उपसंचालक, नगर रचना, पुणे विभाग, पुणे, सहायक संचालक, नगर रचना, पुणे शाखा, पुणे यांना पाठवाव्यात.

कक्ष अधिकारी (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई.

त्यांना विनंती करण्यात येते की, सदर अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (नवि-१३)

Repet Notification Dt.23.11.09

NOTIFICATION

Government of Maharashtra
Urban Development Department,
Mantralaya, Mumbai 400 032.

Date – 12.07.2010

No.TPS-1806/2125/C.R.435(A)/06/UD-13.

Maharashtra Regional & Town Planning Act 1966.

Whereas, the Government of Maharashtra in Urban Development Department, vide its Notification No.PMC-3096/1798/CR-259/UD-22, dated 11.09.1997 has extended the limits of Pune Municipal Corporation (hereinafter referred to as "the said Corporation");

And whereas, the said Corporation being the Planning Authority (hereinafter referred to as "the said Planning Authority") by its Resolution No.404, dated 25/11/1997 made a declaration under Section 34 read with Section 23 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) (hereinafter referred to as "the said Act") of its intention to prepare the Development Plan of the entire area within its jurisdiction and the notice of the said declaration was published in the Maharashtra Government Gazette, Pune Division Supplement, Part-I, dated 22.01.1998 at page No.211;

And whereas, Government of Maharashtra in Urban Development Department vide Notification No.PMC-3020/1676/CR-258/01/UD-22, dated 17.11.2001 has modified the extended limit of the said Municipal Corporation;

And whereas, the said Corporation after carrying out survey of the area of the revised extended limit, prepared and published draft Development Plan, Pune (Additional Area) vide resolution No.388, dated 27.12.2002 and published a notice to that effect in Maharashtra Government Gazette, Pune Division Supplement, dated 31.12.2002 in accordance with the provisions of sub-section (1) of Section 26 of the said Act;

And whereas, the said Planning Authority, after considering the suggestions and objections received by it from public and the report of the Planning Committee, modified the published draft Development Plan as per the provisions of Section 28 of the said Act and republished it under Section 29 of the said Act vide its resolution No.299, dated 21.03.2005 and published a notice to that effect for inviting suggestions/objections from public in Maharashtra Government Gazette, Extraordinary, dated 30/03/2005 at page No.5,6,7;

And whereas, the said Planning Authority, after considering the suggestions/ objections received by it and the report of the Planning Committee vide resolution No.368, dated 29/11/2005 has decided that no change in the draft Development Plan is required and published the draft Development Plan for information/perusal of the public. The

notice of the publication of the draft Development Plan was published in Maharashtra Government Gazette, Pune Division Supplement dated 30.11.2005 and submitted it to the Government of Maharashtra for sanction on 31/12/2005 under Section 30(1) of the said Act (hereinafter referred to as "the said Development Plan").;

And whereas, the Government in Urban Development Department vide Notification No.TPS-1806/2125/CR-435/2006/UD-13, dated 09.12.2007 has extended the period for sanctioning the said Development Plan upto and inclusive of 31.12.2007 under Section 31(1) of the said Act;

And whereas, the Government has further extended the period for sanctioning the said Development Plan upto and inclusive of 31.12.2008 vide Notification No.TPS-1807/2039/CR-1017/07/UD-13, dated 21.01.2008;

And whereas, the Government has further extended the period for sanctioning the said Development Plan upto and inclusive of 30.6.2009 vide Notification No.TPS-1807/2039/CR-1017/07/UD-13, dt. 3.2.2009;

And whereas, the Government has sanctioned the part Development Plan of Sector No.2 to 10 which contains the proposals of Roads (D.P.Roads) and also the proposals of reservations for Water Supply & Sewerage Plants vide Notification No.TPS-1806/2125/ CR-1193/2008/UD-13, dated 17.05.2008 to come into force w.e.f.01.07.2008;

And whereas, the Government vide Notification No. ***TPS-1806/2125/ CR-435/2006/ UD-13, dated 09.02.2009*** has sanctioned Excluded Portion of S.No. 26/1B+1C, Balewadi (i.e.EP-1);

And whereas, the Government vide Notification No.TPS-1807/39/CR-1017/07/UD-13, dated 18.09.2008 has sanctioned the part Development Plan of sector-1 Baner-Balewadi and modifications of substantial nature are published as per provisions of Section 31(1) of the said Act vide Notice No.TPS-1807/39/CR-1017)(A/07/UD-13, dated 18.09.2008 (EP 11 to 56);

And whereas, the Government has sanctioned part of the Development Control Regulations and part of the Development Control Regulations are kept pending vide Notification No.TPS-1806/2125/CR-435/2006/UD-13, dated 06.12.2007, and remaining regulations wherein modifications were of substantial nature are published as per provisions of Section 31(1) of the said Act vide Notification No.TPS-1806/2125/CR-435A/2006/UD-13, dated 06.12.2007 along with schedule of proposed modification (C) and notice to that effect was published in the Maharashtra Government Gazette, Pune Division Supplement, dated 28.12.2007 at page Nos.179 to 205 and Deputy Director of Town Planning, Pune Division, Pune was appointed as an Officer to given hearing and to submit his report to Government;

And whereas, the said Officer, after giving hearing to the suggestions/objections received from general public in

respect of the said Excluded Parts of the said Development Plan, submitted his report to the Government on 27.06.2008;

And whereas, in accordance with provisions of sub-section (1) of Section 31 of the said Act, the said Development Rule is required to be sanctioned by Government not later than one year from the date of receipt of the said Development Plan from the said Planning Authority or within such further period as may be extended by the State Government from time to time;

And whereas, in exercise of the powers conferred under sub-section (1) of Section 31 of the said Act, the Government of Maharashtra vide its Notification, Urban Development Department, No.TPS- TPS-1806/2125/ C.R.435(A)/06/UD-13, dated 12/07/2010 has extended the period for sanctioning the said Excluded Part of the said Development Plan for further period upto and inclusive of 31.12.2010;

Now, therefore, in exercise of the powers conferred by Sub-section (1) of Section 31 of the said Act and all the other powers enabling it in that behalf, the Government of Maharashtra, after consulting the Director of Town Planning, Maharashtra State, Pune hereby –

(a) Sanctions the said Excluded Parts of the said Development Control Regulations (EP-2 to EP-7) as specified in the schedule (C) appended hereto;

(b) Fixes the date 1.10.2010 to be the date on which the said Excluded Parts of the said Development Plan shall come into force.

Note :-

1) Copy of the aforesaid Excluded Parts of the said Development Control Regulations as sanctioned by the State Government is kept open for inspection by the general public, during working hours for a period of one year in the office of the Pune Municipal Corporation on all working days.

2) This notification is also published on Government website at www.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra.

VMRanade

(V. M. Ranade)
Under Secretary to Government

Schedule 'C'

Modification No.	Regulation No.	Proposals as per the dev. Plan published u/s 26 of MR & TP Act.- 1966	Proposals as per the Dev. Plan submitted to govt. for sanction u/s 30 of MR & TP Act. 1966	Proposed substantial Modification by Government u/s 31 of MR & TP Act. 1966	Proposal sanctioned by Government as below with following changes.
1	2	3	4	5	6
EP-2	21.6.6	No Provision	No provision	**Rule No.21.6.6** :- Height of the building shall be permissible for High Rise Buildings as per provisions of Table given below :- **D.C. Rule. No. 21.6.6** (see table A below) **Note** :- (a) H – is overall height of the building as measured from surrounding average ground level of the plot. (b) For buildings having height more than 36 mts. the required marginal distances, parking requirements and fire fighting requirements shall not be relaxed by Municipal Commissioner. (c) Before permitting such high rise buildings/Tower like structures on the lands which fall under the extended lines of Airport or Gliding Center Air funnel, No objection certificate from the concerned Airport Authority shall be obtained. (d) (1) More than two basements may be permissible. (2) If basement parking is provided & is sufficient for parking then still shall not be insisted.	**Rule No.21.6.6** :- Height of the building shall be permissible for High Rise Buildings as per provisions of Table given below :- **D.C. Rule. No. 21.6.6** (see table B below) **Note** :- (a) Sanctioned as proposed (b) Sanctioned as proposed [c] Sanctioned as proposed [d] Sanctioned as proposed

Table A (column 5) — D.C. Rule. No. 21.6.6

Sr. No.	High Rise Building Permissible Height	Minimum Area of Area of plot required Mrs	Minimum width of Access road required in	Marginal spaces on other sides In mts.	Front set Back in mts.
1	Above 36 m & upto 40 m.	2000	12	9	9
2	Above 40 and upto 50 m.	4000	15	9	12
3	Above 50 m and upto 70 m.	6000	18	10	12
4.	Above 70.0 m & upto 100	8000	24	12	12

Table B (column 6) — D.C. Rule. No. 21.6.6

Sr. No.	High Rise Building Permissible Height	Minimum Area of Area of plot required Mrs	Minimum width of Access road required in	Marginal spaces on other sides In mts.	Front set Back in mts.
1	Above 36 m & upto 50 m.	2000	12	9	9
2	Above 50 m and upto 70 m..	6000	18	10	12
3.	Above 70.0 m & upto 100	8000	24	12	12

				(e) Rule No.21.6.5 (a) (b) (c) are also applicable for building hight more than 36 m.	[e] Sanctioned as proposed
				(f) Additional fire protection requirement mentioned in appendix (v) annexed here to shall be applicable as subject to clearance of chief fire officer and payment of premium as may be decided by the Municipal Commissioner.	[f] Sanctioned as proposed
				(g) Appointment of structural engineer of special category as certified by the Pune Municipal Corporation shall be made while applying for building permission and his structural stability certificate shall be furnished while applying for plinth checking certificate.	(g) Sanctioned as proposed
				(h) In case of two or more high rise buildings proposed on a single site the set back shall be applied considering them as a common building. In such cases the distance between the two buildings shall be open space required for single hight building.	(h) In case of two or more high rise buildings proposed on a single site the set back shall be applied considering them as a common building. In such cases the distance between the two buildings shall be open space required for ***highest*** building.
				(i) High rise building above 36.0 m. and up to 70.0 m. shall be permitted only after the Municipal Commissioner is satisfied that the fire fighting system is well equipped to meet the requirements. The approval for buildings having height more than 70 Mt. shall be given only after the clearance from technical committee appointed by the Government. Technical committee shall be consisting of structural engineer, Environmentalist, Senior Architect, Chief fire Officer, City Engineer and Persons having knowledge & Specialization in Soil Mechanics, Earth Quake.	(i) Sanctioned as proposed
				(j) The access road mentioned in table above should join another street of equal or greater width.	(j) Sanctioned as proposed
				(k) Separate provision of service & fire lifts shall be necessary.	(K) Sanctioned as proposed
				(l) Service auditing in each year is compulsory for high rise building.	(l) Sanctioned as proposed
				(m) Any provision which is not covered under this regulation shall be governed by the National Building code.	(m) Sanctioned as proposed
				(n) Basement or podium shall not be permissible within required front and other marginal open spaces.	(n) Sanctioned as proposed
				(o) No construction of any sort shall be permissible within minimum required marginal Distances.(for example Otta, Chabutara, stairs, water tank, podium basement, ramp etc.)	(o) Sanctioned as proposed
				(p) Soft copy of the structural Design shall be submitted to Municipal Corporation at the time of submission of Building plan and shall be preserved by the Municipal Corporation carefully.	(p) Sanctioned as proposed
				(q) Municipal Corporation shall charge "Fire Infrastructure charges" as given below. Fire infrastructure charges shall be deposited in the separate account under the Head of Fire Infrastructure charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.	(q) Municipal Corporation shall charge "Fire Infrastructure charges" as given below. Fire infrastructure charges shall be deposited in the separate account under the Head of Fire Infrastructure charges and such amount shall only be used for establishment and expansion of Fire Infrastructure facilities.

				Height of the Bldg. — **Fire Infrastructure Charges per Sq.Mt. Built up area.** From 40 mts. up to less than 60 mts. — Rs. 1000 From 60 mts. up to less than 80 mts. — Rs. 1500 From 90 mts. up to 100 mts. — Rs. 2000	**Height of the Bldg.** — **Fire Infrastructure Charges per Sq.Mt. Built up area.** From 40 mts. up to less than 60 mts. — Rs. 1000 From 60 mts. up to less than 80 mts. — Rs. 1500 From ***80*** mts. up to 100 mts. — Rs. 2000
				(r) While calculating fire infrastructure charges the rates given for the height specified in the table shall be made applicable. For example while calculating Fire Infrastructure charges for Building of 100 mts., height rate of Rs.1000/-sq.mt. shall be applied for first 20 mts. rate of Rs.1500/sq.mt. for next 20 mts. and rate of Rs.2000/sq.mt. for next 20 mts.	[r] Sanctioned as proposed
				(s) Any of the provisions of these rules may be relaxed by Govt. except F.S.I.	[s] Sanctioned as proposed
				(2) New Rule No.P.6(A) is added after Rule No. P.6.6 in Appendix P.	(2) New Rule No.P.6(A) is added after Rule No. P.6.6 in Appendix P.
				<u>**Rule No.P-6(A) Fire lifts**</u> :- The following provision shall be made for a fire lift. a) To enable fire services personnel to reach the upper floors with minimum delay, one or more of the lift shall be also designed as to be available for the exclusive use of such personnel in an emergency and be directly accessible to every dwelling/ lettable floor space of each floor. b) The lift shall have a floor area of not less than 1.4 sq. m. with a minimum dimension of 1.2m. It shall have a loading capacity of not less than 545 kg. (8 persons lift) with automatic closing doors. c) There shall be an alternate electric supply from a generator of an adequate capacity, cables shall run in route safe from fire i.e. within the lift shaft. In case of failure in normal electric supply, information technology shall automatically trip over the supply however for apartment building this change over of supply could be done through a manually operated change over switch. d) The operation of fire lift shall be by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on, landing call- points will become inoperative and the lift will be a car control only or an priority control device. When the switch is off, the lift will return to normal working this lift can be used by the occupants in normal times. e) The words FIRE LIFT shall be conspicuously displaced in fluorescent paint on the lift landing doors at each floor level. f) Collapsible gates shall not be permitted for lifts, the lifts shall have solid doors with fire resistance of at least one hour.	<u>**Rule No.P-6(A) Fire lifts**</u> :- The following provision shall be made for a fire lift. (a to g) - Sanctioned as proposed

1	2	3	4	5	6
				g) The speed of the fire lifts shall be such that it can **reach the** top floor from ground level within one minute. (1) **Rule No.P-13.2(A)** :- The wet riser/wet riser-cum-**down** comers installations with capacity of water storage **tanks** and fire pumps shall conform to the **requirements as** specified in Table 30.	**(1) Rule. No.P-13.2(A)** :- The wet riser/wet riser-cum-down comers installations with capacity of water storage tanks and fire pumps shall conform to the requirements as specified in Table 31.
		No Provision	No Provision	Table No.30 Fire fighting Installations Requirements (see below)	**Table No.31 Fire fighting Installations Requirements** Sanctioned as proposed in table 31

Table No.30
Fire fighting Installations Requirements

Sr.No.	Type of the building occupancy	Requirements				
		Water supply	Pump Capacity			
		Type of Installation	Under ground Static Tank	Terrace Tank	**Near the Ground Static Tank**	At the Terrace Level
1	2	3	4	5	6	7
1	Apartment buildings below 15 m. in height.	Nil	Nil	Nil	Nil	Nil
2	Apartments Buildings					
	a) above 15 m. but not exceeding 24 m.	Wet riser-cum-down comer with provision of fire service inlet only near ground level	Nil	10000 lts.	Nil	100 litres per minute giving a pressure not less than 1.5 kg/cm2 at the topmost hydrant.
	b) exceeding 24 m. but not exceeding 45 m.	Wet riser-cum-down comer.	50000 Litres	20000 Lts.	**1400 lit. per** minute giving a pressure not less than 3.2 Kg/cm2 at the topmost hydrant.	450 lit. per minute giving a pressure not less than 2.1 Kg/cm2 at the topmost hydrant.

				c) above 24 m and not exceeding 36 m. shopping area upto 250 s.qm. and restricting the shopping area to the ground floor only.	Wet riser cum-down comer	50000 Litres	20000 Lts.	1400 lit. per minute giving a pressure not less than 3.2 Kg/cm2 at the topmost hydrant.	450 lit. per minute giving a pressure not less than 2.1 Kg/cm2 at the topmost hydrant.	
				d) above 24 m and not exceeding 35 m. with shopping area upto 250 s.qm. and restricting the shopping area to the ground floor only.	Wet riser cum-down comer	50000 Litres	20000 Lts.	1400 lit. per minute giving a pressure not less than 3.2 Kg/cm2 at the topmost hydrant.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm2 at the topmost hydrant.	
				e) above 45 m and not exceeding 60 m.	Wet riser cum-down comer	75000 Litres	20000 Lts.	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm2 at the topmost hydrant.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm2 at the topmost hydrant.	
				f) above 60 m in height but not exceeding 100 m.	Wet riser cum-down comer	100000 Litres	20000 Lts.	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm2 at the topmost hydrant.The pump provided should be or multistage type with suction and delivery sizes not less than 6" dia with low level riser upto 15 storeys and high level riser delivery for upper floors.	900 lit. per minute giving a pressure not less than 2.1 Kg/cm2 at the topmost hydrant.	
			3	Non-Apartment Buildings						
				a) Industrial, storage & Hazardous upto 15 m in height.	Nil	50000 Litres	Nil	Nil	Nil	

					b) Above 15 m. in height but not exceeding 24 m. excepting educational buildings.	Wet riser cum-down comer .	50000 Litres	10000 Litres	350 litres per minute giving a pressure not less than 3.2 . Kg. Ci2 at the topmost hydrant except for institutional. Business and Educational Building.	450 lit. per minute giving a pressure not less than 2.1 Kg/cm2 at the topmost hydrant.	
					c) Educational building above 15 m. but not exceeding 24 m. height.	Wet riser cum down comer	Nil	10000 litres	Nil	Nil	
					d) Above 24 m. but not exceeding 35 m.	Wet riser .0 cum-down comer.	75000 litres	20000 litres	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm2.The pump provided will be of multi/stage tyupe with suction and delivery sizes not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors.	Nil.	
					e) Above 35 m. but not exceeding 50 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation.)	100000 litres	Nil	2400 lit. per minute giving a pressure not less than 3.2 Kg/cm2.The pump provided will be of multi/stage tyupe with suction and delivery sizes not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors.	Nil	

					f) Above 35 m. but not exceeding 70 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation.)	150000 litres	Nil	i)2400 lit. per minute giving a pressure not less than 3.2 Kg/cm2.The pump provided will be of multi/stage tyupe with suction and delivery sizes not less than 6" dia with low level riser upto 10 storeys and high level riser delivery for upper floors. ii) A stand by pump of equal capacity shall be provided on alternate source of supply.	Nil	
					g) Above 70 m.	Wet riser (fully charged with adequate pressure at all times and automatic in operation.)	200000 litres	Nil	2400 lit. per minute giving a pressure not less than 3.2 Kg/ cm2.The pump provided will be of multi/stage tyupe with suction and delivery sizes not less than 6" dia with low level riser upto 15 storeys and high level riser delivery for upper floor 60 m. Another pump of equal performance with a break tank of 12000 litres capacity at 75 m. level land a set of ball volves to supply the tank with atleast 2400 litres per minute from the first pump. ii) A stand by pump of equal capacity shall be provided on alternate source of supply.	Nil	

			Note 1) Any of the above categories may incorporate an automatic sprinkle drencher system, if the risk is such the reuqires installation of such protective methods. Note 2) Minimum of two hydrants shall be provided within the courtyard. Note 3) Wet riser-cum-down comer is an arrangement for fire fighting within the building be means of vertical rising mains not less than 10.00 cm. Internal dia. With hydrant outlets and hose reel on each floor/landing connected to an overhead water storagetank for fire fighting purpose, through a booster pump, check volve and a non return volve near the tank-end and a fire pump, gate and non-return volve over the underground static tank. A fire service inlet at ground level fitted with a non-return volve shall also be provided to the rising main for charging information technology fire services pump in case of failute of static fire pump over the underground static tank. Note 4) The performance of pumps specified above shall be at R.P.M. not exceeding 2000. Note 5) the above quantities of water shall be exclusively for fire fighting and shall not be utilized for domestic for domestic or other use. The layout of underground water static tank shall be as per sketch attached. Note 6) Size of the riser shall be as under (Internal diameter) a) Apartment buildings, I) upto 45m-10 cm with single hydrant outlet and hose reel on each floor. Ii) above 45 m.- with twin hydrant outlets and hose reel on each floor. B) Non-apartment building – I) Upto 24m-`10cm with single hydrant outlet and hose reel on each floor. Ii) above 24m-15cm with twin hydrant outlets and hose reel on each floor. Note 7) A facility to boost up water pressure in the riser directly from the mobile pump shall be provided to the wet riser system with a suitable fire services inlets (collecting breaching with 2 numbers of 63 mm inlets with check volves for 15 cm dia rising main) and a non-return volve and a gate volve. Note 8) House Reel-Internal diameter of rubber hose reel shall be minimum 19mm. A shut off branch with nozzele of 4.8 mm. Size shall be provided.Provided that, no automatic detector shall be required in any room or protion of a building which is equipped with an approved installation of automatic sprinklers.	**Note 1 to 8 Sanctioned as proposed**
			(Rule No.P-13.3(A) :- Wet riser installations: They shall conform to IS: 3644-1966 code of practice for installations of internal fire hydrants in multistoried or high rise buildings. In addition, the wet riser shall be designed for zonal distribution ensuring that unduly high pressure does not develop in risers and hose pipe. In addition to wet riser, wet riser cum down corner, first aid hose reels shall be installed on the floors of buildings above 24 m. and shall conform to IS 884-1969. Specifications for First aid hose reel for fire fighting (fixed installation) the couplings of landing valves directly to the wet risers in the case of single outlet of the wet riser installations by means of adapter :	(Rule No.P-13.3(A) :- Wet riser installations: Sanctioned as proposed
			(5) New Rule No.P-14(A) is added after Rule No.P14. (e) **Rule No.P-14(A)** :- **Fire Alarm System** : All buildings mentioned below shall be equipped with fire alarm system as given below.	(5) New Rule No.P-14(A) is added after Rule No.P14. Sanctioned as proposed **Rule No.P-14(A)** :- **Fire Alarm System** : *(a)* All buildings mentioned below shall be equipped with fire alarm system as given below.
			(i) Such buildings shall be equipped with a manually operated electrical fire alarm system with one or more call boxes located at each floor. The call boxes shall be so located that one or the other of them shall be accessible to all occupants of the floor without having to travel more than 22.5 m.	(i) Sanctioned as proposed
			(b) The call boxes shall be of the 'break glass' type without any moving parts where the call is transmitted automatically to the control room without any other action on the part of	(b) to (e) Sanctioned as proposed

the person operating the call box.

(c) All call boxes shall be wired in closed circuit to a control panel in the control room located as given in this rule so that the floor number where the call box is actuated is clearly indicated on the control panel. The circuit shall also include one or more batteries with a capacity of 48 hours normal working at full load. The battery shall be arranged to be continuously trickle-charged form the electric mains. The circuit may be connected to an alternate source of electric supply as in sub- regulation. (4) in Regulation 11 in this Appendix.

(d) The call boxes shall be arranged to sound one or more sounders so as to ensure that all occupants of the building are warned whenever any call box is actuated.

(e) The call boxes shall be so installed that they do not obstruct the exit-ways and yet their location can easily be noticed from either direction. The base of the call box shall be at a height of 1 m. from the floor level.

(ii) All other buildings exceeding 24 m. height excluding those mentioned in clause (1) above –

These buildings shall, in a addition to the manually operated electrical fire alarm system be equipped with an automatic fire alarm system. The latter shall be in addition to any automatic fire extinguishing system installed in any particular occupancy in accordance with IS : 2189-1976 code of Practice for Automatic Fire Alarm System of any other relevant Indian Standard prescribed from time to time.

(ii) Sanctioned as proposed

(6) **Rule No (p) 16 –Control Room** –

For all buildings mentioned in regulation in p14 in this appendix except residential building, there shall be a control room on the entrance floor of the building with communication system (suitable public address system) to all floor planers along with details of the fir fighting equipment and installation shall be maintained in the control room. The control room shall also have facilities to detect a fire on any floor through indicator board connection the fire detecting and alarm system on all floors. The staff in charge of the control room shall be responsible for the maintenance of the various services and fire fighting equipment and installation. Control room shall be manned round the clock.

6) **Rule No (p) 16 –Control Room** –
Sanctioned as proposed

Rule No 20(A)- With the prior approval of Government the Commissioner, in consultation with the chief fire officer, may from time to time, add to or alter or amend the provisions in this appendix.

Rule No 20(A)-
Sanctioned as proposed

Following existing D.C. Rules are modified as given below:-

Sanctioned modification

Rule No 17.14.5 Ventilation shaft – For ventilating the spaces for water closures and bath room, if not opening on the front side rear and interior open spaces shall open on to the ventilation shaft, the size of which shall not be less than the values given below -

Height of buildings In m.	Minimum area of ventilation shaft in sq.m.	Minimum side of shaft in m.
Up to 12	3	1.5
18	4.5	1.8
24	6.0	2.4
30	9.0	3.0
50	16	4.0
Above 50	25.0	5.0

Following existing D.C. Rules a[re] modified as given below:-

Rule No 17.14.5 Ventilation shaft
Sanctioned as proposed

Rule No.18.1.1:- Provision of lifts shall be made for all buildings more than 16 m. in height (see rule no. 25.2) provided however that the lift shall be provided in Public hospital buildings exceeding 8.0 m. in height

Rule No.18.1.1:- Sanctioned proposed

18.1.2. – In the case of building more than 24.0 m. high at least two lifts shall be provided for every dwelling except those situated on the ground and first floor without having to climb or to go down more than one floor.

18.1.2. – Sanctioned proposed

			18.1.3. – In multi storied and high rise building more than 36 m. **in height one** of the lift installed shall be where in one dimension is of 2.5 m. length so as to accommodate a **stretcher incase** of emergency. Rule No :- 19.1 a) Every building meant for human occupancy shall be provided **with exits sufficient** to permit safe escape of occupants in case of fire or other emergency. b) In every building exits shall comply with the minimum **requirements** of this part except those not accessible for general public use. c) All exit ways shall be free of obstructions. d) No building shall be altered so as to reduce the number width **or protection** of exits to less than that required. e) Exits shall be clearly visible and the routes to reach the exits **shall be clearly** marked and sign posted to guide the population to floor concerned. f) All exit ways shall be properly illuminated. g) Fire fighting equipment where provided along exits shall be **suitably located** and clearly marked but must not obstruct the exit way and yet there should be clear indication **about** its location from either side of the exit way. h) Alarm devices shall be installed for buildings above 15 m. in **height, (see rule** No. P-11) to ensure prompt evacuation of the population concerned through the exits. i) All exits shall provide continuous means of agrees to the exterior **of a building** or to an en exterior open space leading to an street, and j) Exits shall be so arranged that they may be reached without **having** to pass through another occupied unit, except in the case of residential buildings. k) In multi- storied high rise and special buildings access to main **stair case** shall be gained through at least half an hour fire resisting Automatic closing doors, placed in the **enclosing** walls of the staircases they shall be swing type doors opening in the direction of the escape. l) In multi-storied high rise and special buildings exit signs with **arrows** indicating the escape route shall be provided at height of 1.5 m. from the floor level on the wall and **shall be** painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment. Rule No :- 19.4.8 Refuge Area- For all buildings exceeding 24.0 m. in height one refuge area shall be **provided** as follows. a) For floors 24.00 m. to 36.00 – One refuge are on the floor immediately after 24.00 m. For floors 36.00 m. to 100.0 – One refuge area immediately after 36.0 and on every seventh floor thereafter.	18.1.3. – Sanctioned proposed Rule No :- 19.1 a) to l) Sanctioned proposed Rule No :- 19.4.8 Refuge Area-

				19.4.8.1 Refuge area shall be provided on periphery of the floor and **open to air at least** on one side protected with suitable railings. Each refuge area shall be minimum 1/4th of **the max**. Coverage of building. This refuge area shall not be counted in FSI.	19.4.8.1 For buildings more than 24 mt in height, refuge area of 15 m^2 or an area equivalent to 0.3m^2 per person to accommodate the occupants of two consecutive floors, whichever is higher, shall be provided as under : The refuge area shall be provided on the periphery of the floor or preferably on a cantilever projection with suitable railings. a) for floors above 24m and Up to 39m – One refuge area on the floor immediately above 24m. b) For floors above 39m – One refuge area on the floor immediately above 39 m and so on after every 15m. Refuge area provided in excess of the requirements shall be counted towards FAR. c) Minimum width of Refuge area shall be 3.00 m. NOTE : Residential flats in multi-storied building with balcony, need not be provided with refuge area, however flats without balcony shall provided refuge area as given above.
1	2	3	4	5	6
P-		**Commercial zone**	**Commercial zone**	Commercial zone	Commercial zone
	M-5 (D)	Deleted	Continued	M-5 **SERVICE INDUSTRIES ZONE**	Sanctioned as proposed
	M5.1 (M)	Deleted except table 25	Deleted except table 25	**Service Industries Class A** : The Service Industries of Class A may be permitted in independent building (in independent designated plot) in R-2 and C-1 zones along with the limitation of area permitted maximum number of persons to be employed. Maximum permissible power requirement and the special conditions as given in Table 25 for the service Industries Class A.	***M.5.1*** **Service Industries Class A** : The Service Industries of Class A may be permitted in independent building (in independent designated plot) in R-2 and C-1 zones along with the limitation of area permitted maximum number of persons to be employed. Maximum permissible power requirement and the special conditions as given in Table 25 for the service Industries Class A.

	M5.2 (D)	Deleted	Deleted	**Service Industries Class B in Zone I** : The Service Industries of Class B to be permitted in I Zone in **separate** independent plots carved out with due approval to the layout in consultation with the Director of **Town Planning.** Further watchman's quarters, canteen, banking spaces, can **be permitted** within the premises of building for service industries in I zone.	***M.5.2*** **Service Industries Class B in Zone I** : The Service Industries of Class B to be permitted in I Zone in separate independent plots carved out with due approval to the layout in consultation with the Director of Town Planning. Further watchman's quarters, canteen, banking spaces, can be permitted within the premises of building for service industries in I zone.
EP-4	M-6 (M)	**Industrial zone** Service industries given in table 25 in parent rules may be permitted. Non-Hazardous and Non-polluting industries may also be permitted which are not included in table 25 after getting prior approval from the Municipal Commissioner.	**Industrial zone** Service industries given in table 25 in parent rules may be permitted. Non-Hazardous and Non-polluting industries may also be permitted which are not included in table 25 after getting prior approval from the Municipal Commissioner.	**Industrial Zone**	*M.6(M)* **Industrial Zone** ***Service industries given in table 25 in parent rules may be permitted. Non-Hazardous and Non-polluting industries may also be permitted which are not included in table 25 after getting prior approval from the Municipal Commissioner***

EP-5		**Development of Information Technology (IT) / Bio Technology (BT) Parks :** In a layout or subdivision of plots for IT/BT parks, which are approved by Software Technology Park of India (STPI) or any other government institution, amenity space to the extent of 15% need not be provided. IT/BT parks are allowed in residential (R2), commercial, industrial and PSP zones. Only 10% F.S.I. shall be allowed for the residential use staff quarters.	In a layout or subdivision of plots for IT/BT parks, which are approved by Software Technology Park of India (STPI) or any other government institution, amenity space to the extent of 15% need not be provided. IT/BT parks are allowed in residential (R2), commercial, industrial and PSP zones. Only 10% F.S.I. shall be allowed for the residential use staff quarters.	**Development of Information Technology Bio Technology (BT) Parks :** New sub clause 2.14.(A) added to clause No.2 of Regulation as under :- 1. 2.14.(A) – "The Biotechnology Unit" shall mean and include Biotechnology units which are certified by the development Commissioner (Industries) or any other officer authorized by him in this behalf. 2. Following new clauses/sub clauses/ sub clauses added to **Regulation** M-6.3.(A) so as to allow Biotechnology units in Industrial Zone on plots fronting roads having width more than 12 mt. :- 5 "Biotechnology units shall be permitted on all plots fronting roads having width more than 12 mt." 3. A new clause n 2.4.18 Table No.31 shall be added to Regulation No. N 2.4 so as to allow additional FSI for Biotechnology unit as under :- N 2.4.18: Buildings of Biotechnology Establishments. – The Commissioner may permit the floor space indices specified in the Table No.14 of Regulation No.32 to be exceeded by 100% in respect of buildings in independent plots of Biotechnology units set up by Public Bodies like KHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11% stake of these bodies or lessees of these public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify; Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to Corporation out of which 50% shall be payable to the Government.	**Development of Bio Technology (BT) Parks :** New sub clause 2.14.(A) added to clause No.2 of Regulation as under :- 1. Sanctioned as proposed 2. Following new clauses/sub clauses/ sub clauses added to Regulation M-6.3.(A) so as to allow Biotechnology units in Industrial Zone on plots fronting roads having width ***12 mt. and*** more than 12 mt. 3. A new ***sub*** clause n ***2..2.8.1 below*** Table No.***28*** shall be added to Regulation No. N ***2..2.8*** so as to allow additional FSI for Biotechnology unit as under :- N ***2..2.8.1*** : Buildings of Biotechnology Establishments. – The Commissioner may permit the floor space indices specified in the Table No.***28*** of Regulation No. ***N 2..2.8*** to be exceeded by 100% in respect of buildings in independent plots of Biotechnology units set up by Public Bodies like KHADA, SEEPZ, MIDC, SICOM, CIDCO or their joint venture companies having more than 11% stake of these bodies or lessees of these public bodies having plots exclusively used for Biotechnology units, subject to terms and conditions as he may specify; Provided in case additional FSI allowed in respect of Biotechnology unit as aforesaid, premium as may be determined by Government shall be paid to Corporation out of which 50% shall be payable to the Government.

Development of Information Technology (IT)ITES :

1. **Definitions** :
In the context of the policy, the Information Technology industry, Industry, IT Services and IT Enabled services as defined below:
IT Taskforce of Government of India has defined IT software as follows :-
   a) **IT Software**: IT Software is defined as any representation of instruction, data, sound or image, including source code and object code, recorded in a machine readable form and capable of being manipulated or providing interactivity to a user, with the means of a computer.
   b) **IT Hardware** : IT Hardware covers approximately 150 I.T. products notified by Directorate of Industries.
   c) **IT services and IT Enabled Services:** These include various IT Services and are defined by the IT Task force of the Government of India as follows:
   "IT Service including IT Enabled Service is defined as any unit that provides services, that result from the use of any IT Software over a Computer system for realizing any value addition:.
   The Directorate of Industries has prepared and published an illustrative list of such IT Enabled Services which is to be updated from time to time".
2. **Height of the room for ITE** :
Notwithstanding anything contained in these regulations any telemetric equipment storage erection facility can have a height as required for effective functioning of that system.
3. **Covered antenna to be free of FSI**
Any covered antenna/dish antenna/ communication tower will be allowed to be erected free of FSI if used for Telecom (basic cellular or satellite telephone) or ITES purposes, which shall include equipment relating to earth station, V-Sat, Routes, Transponders and similar IT related structures or equipment.
4. **ITES to be allowed in Residential Zone** :
"Notwithstanding anything contained in these regulations, IT/ITES on the plots/premises fronting on roads having width more than 12.0 mt." shall be allowed.
5. **ITES to be allowed in Service Industries Zone (I-I)** :
"IT/ITES shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width more than 12 metre".
6. ITES to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-2) : "IT/ITES shall be permitted on all plots fronting on roads having width more than 12 metre".
7. **ITES to be allowed in No Development Zone/Green Zone earmarked in the Development Plan.**
Development of IT/ITES with ancillary residential development shall be allowed in No Development Zone subject to the following :-

APPENDIX –W
Development of Information Technology (IT)ITES
1. Sanctioned as proposed

(a) to (c) Sanctioned as proposed

2. Sanctioned as proposed

3. Sanctioned as proposed

4. **ITES to be allowed in Residential Zone** :
"Notwithstanding anything contained in these regulations, IT/ITES on the plots/premises fronting on roads having width ***12 mt. and*** more than 12.0 mt." shall be allowed.
5. **ITES to be allowed in Service Industries Zone (I-I)** :
"IT/ITES shall be permitted in I-1 Zone and Services Industrial Estates on all plots fronting on roads having width ***12 mt. and*** more than 12 metre".
6. ITES to be allowed in General Industries Zone (I-2) and Special Industrial Zone (I-2) : "IT/ITES shall be permitted on all plots fronting on roads having width ***12 mt. and*** more than 12 meter".
7. **ITES to be allowed in No Development Zone/Green Zone**

				earmarked in the Development Plan. Development of IT/ITES shall be allowed in No development Zone ***Green Zone*** subject to the following :- i. Sanctioned as proposed
			(i) The total FSI shall not exceed 0.20. (ii) Residential development shall not exceed one third of the **total built-up** area.	ii. Residential development shall not exceed one third of the total built-up area.
			(iii) Construction of ITE/ancillary Residential use may be **permitted (in a suitable** location so as to keep as much of **remaining space open)** upto 20% on **10% of the area** of plot. On remaining 90% plot, trees shall be planted at the rate of 500 **trees** per **hectare.**	iii. Construction of ITE/***ITES*** use may be permitted (in a suitable location so as to keep as much of remaining space open) up to 20% on 10% of the area of plot. On remaining 90% plot, trees shall be planted at the rate of 500 trees per hectare.
			(iv) Sub-division of land shall be permitted with area of the **plot so sub-divided** being not less than 4000 sq.m.t.	iv) Sanctioned as proposed
			8. **Additional FSI to IT/ITES** : Subject to approval by Director of Industries, the Commissioner/**Chief** Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded **to the extent of** 100% over and above the permissible FSI AS UNDER (including for IT/ITES units located **in NDZ/Green Zone**/ Agriculture Zone proposed in the Development Plan or Regional Plan.)	8. **Additional FSI to IT/ITES** : Subject to approval by Director of Industries, the Commissioner/Chief Officer or as the case may permit the floor spaces indices specified in these regulations to be exceeded to the extent of 100% over and above the permissible FSI AS UNDER including for IT/ITES units located in NDZ/Green Zone/ Agriculture Zone proposed in the Development Plan.
			(i) 100% additional FSI shall be made available to all IT/ITES **units in** public IT parks. (ii) 100% additional fSI shall also be made available to all registered IT/ITES units located in Private IT Parks approved by the Directorate of Industries. (iii) Permission for erecting towers and antenna upto the height **permitted** by the Civil aviation Department shall be granted by the concerned municipal **bodies** at the time and as a part of approval of building plan itself.	(i) to (iii) - Sanctioned as proposed
			9. **General Terms/Conditions applicable for development of IT/ITES units.** (i) Additional FSI to IT/ITES units would be available only upon full utilisation of basic admissible FSI.	9. **General Terms/Conditions applicable for development of IT/ITES units.** (i) Sanctioned as proposed

			(ii) Additional FSI to IT/ITES units would be available to IT/ITES Parks duly approved by the Directorate of Industries. (iii) The additional FSI shall be granted upon payment of premium which shall be paid in the manner as may be determined by the Government. Such premium shall be recovered at the rate of 25% of the present day market value of the land under reference as indicated in the Ready Reckoner. (iv) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said respective Municipal Corporation, Municipal Councils, Special Planning Authority or New Town Development Authority. Where no such Planning Authority exists the share of premium shall be paid to the MIDC. (v) The premium so collected by the Planning Authorities MIDC shall be primarily used for development / upgradation of off site infrastructure required for the IT/ITES park and the utilisation of this premium shall be monitored by the empowered committee. (vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the respective Planning Authority or the MIDC as the case may be shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority / MIDC shall verigy as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority/MIDC. **(vii) Users/Services ancillary to the IT/ITES**: While developing site for IT/ITES with additional fSI, users ancillary to the principal user, as may be approved by the Directorate of Industries shall also be allowed. (viii) No condonation in the required open spaces, parking and other requirements prescribed in these regulations shall be allowed in case of such additional FSI.	(ii) Sanctioned as proposed (iii) Sanctioned as proposed (iv) 25% the total premium shall be paid to the Govt. and remaining 75% amount shall be paid to the said respective Municipal Corporation. (v) The premium so collected by the Planning Authority shall be primarily used for development / up gradation of off site infrastructure required for the IT/ITES park and the utilisation of this premium shall be monitored by the empowered committee. (vi) In the event, the developer comes forward for provision of such off site infrastructure at his own cost, then the Planning Authority shall determine the estimated cost of the works and shall also prescribe the standards for the work. After completion of the works the said Planning Authority shall ***verify*** as to whether the same is as per prescribed standards and thereafter, by deducting the cost of works, the balance amount of premium shall be recovered by the said Planning Authority. ***vii)*** **Users/Services ancillary to the IT/ITES**: Sanctioned as proposed (viii) Sanctioned as proposed

17.2.3	No Provision	No Provision	**Rule No.17.2.3 – Special Provisions for installation of Water Heating Systems** Solar Water Heating Systems should be made in the building for. Hospitals, Hotels, Guest Houses, Police men/Army Barracks, Canteens, Laboratories and **Research** Institutions, Hostels of Schools and Colleges and other institutions. 1. The solar water heating systems should be mandatory in the **hospitals** and hotels, where the hot water requirement is of continuous nature. In these buildings, the system must be provided with auxiliary back-up. 2. The use of solar water heating system is also mandatory in the following type of building in the Government / Semi Government and Institutional buildings where the hot water requirement may not be continuous / permanent. i. Guest Houses. ii. Police Men/Army barracks. iii. Canteens. iv. Laboratory and Research Institutions where hot water is needed. v. Hostels, Schools, Colleges and other Institutes. The Installation of the electrical back-up in all such water heating systems shall be optional depending on the nature of requirement of the hot water. It is suggested that solar water heating systems of the capacity of about 100 liters per day based on the thermosyphon with necessary electrical back-up be installed at residential buildings like hostels. 3. In order to facilitate the installation of the solar water heating systems, the new buildings of aforesaid types shall have the following provisions. a) All such buildings where solar water heating systems are to be installed will have open sunny roof area available for installation of solar water heating system. b) The roof loading adopted in the design of such building should be at least 50 kg. Per sq. mt. For the installation of solar water heating system. c) Solar water heating system can also be integrated with the building design. These can either be put on the parapet or could be integrated with the South facing vertical wall of the building. The best inclination of the Collector for regular use throughout the year is equal to the local latitude of the place. The Collectors should be facing south. However, for only winter use the optimum inclination of the Collector would be (Latitude + 15 degrees of the South). Even if the Collectors are built in the South facing vertical wall of the building the output from such Collectors during winter month is expected to be within 32% out put from the optimum inclined Collector. d) All the new buildings of aforesaid types to be constructed shall have an installed hot water line form the rooftop and also insulated distribution pipelines to each of the points where hot water is required in the building. e) The capacity of the solar water heating system to be installed on the buildings shall be described on the basis of the average occupancy of the buildings. The norms for hospital, hotels and other functional buildings. The norms for hospital, hotels and other functional buildings are given below: Sr. No. | Type of Buildings | Per Capita capacity Recommended (litres per day). 1. | Hospitals | 100 2. | Hotels | 150 3. | Hostels & | 85	**Rule No.17.2.3 – Special Provisions for installation of Water Heating Systems.** **1 to 3** Sanctioned as proposed

			Other such Buildings 4. Canteens As required 5. Laboratory & Research Institutions As required f) An open area of 3 sq. mt. Would be required for installation of a Collector, which supplies about 100 liters of water per day. At least 60% of the roof area may be utilized for installation of the system. g) The specification for the solar water heating system laid down by the Ministry of Non-conventional Entergy Sources can be allowed. Flat plate Collector confirming to IS No. 12933 shall be used in all such solar water heating systems. **Note – 1:-** The Municipal Council may add to the list of buildings mentioned above on which installation of solar water heating system can be made mandatory. **Note – 2:-** The Municipal Council shall insist on installation of collectors, Solar Heating System on the terraces of the buildings whenever existing use of any building is Proposed to be changed and utilized for the purposes as per the list mentioned above for harnessing solar energy for purposes other than water heating as well.	**Note 1 and 2** Sanctioned as proposed

1	2	3	4	5	6
.P 7	Appendix R.7(M) 11.	**High Density Housing Zone (H.D.H) :-** (a) Site designated for H.D.H. are to be principally acquired and developed by the P.M.C. (b) P.M.C. may take possession of the land for H.D.H. from the owner against the T.D.R. This shall be allowed to be developed by the owner. (i) In this zone the basic 1.0.F.S.I. can be developed as normal residential zone. In addition to this only for EWS /LIG housing an additional F.S.I. of 40% of the permissible F.S.I. shall be allowed to be developed in the form of 20 to 25 sq.m. tenements. 20% of these flats shall be handed over of PMC. Free of cost for the rehabilitation of Project affected people. The allotment of these flats shall be made after the approval of the Commissioner and priority shall be given to the people affected by construction of new roads and road widening. (ii) For the basic 1.0.F.S.I. the tenement density shall be 250 T/Ha and for the additional F.S.I. for EWS/LIG housing, the tenement density shall be 400 T/Ha. Thus the overall tenement density of the plot shall not exceed 410T/Ha in this zone. (iii) In a layout or Sub division having an area more than 0.4 Ha. 10% Open Space shall be kept open and no Amenity Space shall be obligatory. (iv) The owner/developer shall be allowed to construct this EWS/LIG housing component i.e. the extra 0.4 F.S.I. mentioned above on a plot in the near by vicinity in the same village in residential zone as per specified terms conditions and norms. (vi) The Owner/Developer shall not be allowed to combination / a amalgamate the EWS/LIG flats at any time. The Owner/Developer shall submit the sale deeds of these these flats to the Pune Municipal Corporation for verification and no resale shall be allowed within 5 years. Families under EWS/LIG group as per the	**High Density Housing Zone (H.D.H) :-** (a) Site designated for H.D.H. may be acquired and developed by the P.M.C. (b) These sites may be allowed to be developed by the owner on the following conditions. (i) In this zone the basic 1.0.F.S.I. can be developed as normal residential zone. In addition to this only for EWS /LIG housing an additional F.S.I. of 40% of the permissible F.S.I. shall be allowed to be developed in the form of 20 to 25 sq.m. tenements. 20% of these flats shall be handed over of PMC. Free of cost for the rehabilitation of Project affected people. The allotment of these flats shall be made after the approval of the Commissioner and priority shall be given to the people affected by construction of new roads and road widening. (ii) For the basic 1.0.F.S.I. the tenement density shall be 250 T/Ha and for the additional F.S.I. for EWS/LIG housing, the tenement density shall be 400 T/Ha. Thus the overall tenement density of the plot shall not exceed 410T/Ha in this zone. (iii) In a layout or Sub division having an area more than 0.4 Ha. 10% Open Space shall be kept open and no Amenity Space shall be obligatory. (iv) The owner/developer shall be allowed to construct this EWS/LIG housing component i.e. the extra 0.4 F.S.I. mentioned above on a plot in the near by vicinity in the same village in residential zone as per specified terms conditions and norms. (vi) The Owner/Developer shall not be allowed to combine /amalgamate the EWS/LIG flats at any time. The Owner/Developer shall submit the sale deeds of these these flats to the Pune Municipal Corporation for verification and no resale shall be allowed within 5 years. Families under EWS/LIG group as per the Government norms will be eligible to purchase such flats and no single family	**High Density Housing Zone (H.D.H) :-** (1) The minimum tenement density shall be 275 units per net hectare with not less than 50 percent tenants having carpet area of 20.90 sq.m. (225 sq.ft) each. (2) "A Public authority may acquire the land and develop the land for the allocated purpose with the observance of condition (1) above. OR The owner may develop the land on such terms as are agreed between him and the Commissioner and further subject to the following conditions :- (a) The owner shall develop the land in accordance with condition (1) above. (b) The owner shall hand over 10 percent of the permissible built up area in the form of tenements each having carpet area of 20.90 sq.mt. (225 sq.ft) to Corporation free of charge for allotment of persons affected by projects undertaken by Corporation or in the absence of such allottees to others at market price. Thereafter the owner will be entitled to have full permissible F.S.I. of the plot without taking into account the area so handed over to the Corporation. OR In cases where the owner has been granted exemption under section 20 or section 21 of the redevelopment permission under section 22 of the Urban Land (Calling and Regulation) Act, 1976 prior to coming into force of these Regulations he would be entitled to develop the land in accordance with the terms and conditions set out in the exemption order or permission issued by the Government or the Competent Authority under the said Act. In case, however, the owner has been granted the aforesaid exemption or permission after coming into force of these regulations, he would be entitled to develop the land in accordance with the terms and conditions set out in the exemption order or permission in addition to the condition stipulated at (1) and (2) above.	**APPENDIX R-7(m) 11** a. Site designated for H.D.H./Public Housing & Housing for Dishoused may be acquired and developed by the P.M.C. **OR** b. These sites may be allowed to be developed by the owner on the following conditions. b)i) In this zone the basic 1.0 F.S.I. can be developed as normal residential zone. In addition to this owner should develop additional built-up area of 40% of total permissible, in the form of tenement of size of 25 sq.mt. carpet area each. Out of this additional 40% built-up area, 50% built-up area, shall be handed over to PMC, free of cost for the rehabilitation of Project Affected People due to implementation of development plan proposal. The allotment of these flats shall be made after the approval of the Commissioner and priority shall be given to the people affected by construction of new roads and road widning. ii) For the basic 1.0 FSI the tenement density shall be 250 T/Ha and for the additional F.S.I. for ESW/LIG housing, the tenement density shall be 400 T/Ha. Thus the overall tenement density of the plot shall not exceed 410 T/Ha. in this zone. iii) In a layout or Sub division having an area more than 0.4 Ha. 10%

	Government norms will be eligible to purchase such flats and no single family shall be eligible to purchase more than one tenement in this scheme. (vii) The construction specifications for EWS/LIG housing shall be as per the norms of MHADA.. (viii) The Owner shall get T.D.R. for any land surrendered free of cost to PMC, for the construction of new roads or road widening. In any case, the total F.S.I. of the net plot (i.e. the plot under construction) shall not exceed 1.4. (ix) The completion certificate to the basic 1.0.F.S.I. flats shall be granted in proportion to the EWS flats completed at that time. (x) Not mentioned.	shall be eligible to purchase more than one tenement in this scheme. (vii) The construction specifications for EWS/LIG housing shall be as per the norms of MHADA. (viii) The Owner shall get T.D.R. for any land surrendered free of cost to PMC, for the construction of new roads or road widening. In any case, the total F.S.I. of the net plot (i.e. the plot under construction) shall not exceed 1.4. (ix) The completion certificate to the basic 1.0.F.S.I. flats shall be granted in proportion to the EWS flats completed at that time. (x) Over and above the sites designated for HDH, if any owner having a minimum plot area of 1 Ha in residential zone, desires to avail the above facility, he may be allowed to do so in the manner described above.		Open space shall be kept open any concession in Amenity space shall not be allowed. iv) The owner/Developer shall be allowed to construct this EWS/LIG housing component i.e. the extra 0.4 F.S.I. mentioned above on a plot in the nearby vicinity in the same village in residential zone as per specified terms, conditions and norms. Thw owner/Developer shall pay to corporation difference in value as per Ready Recknor (Annual Statement of rates) if he proposes to give builtup area elsewhere. vi) The owner/developer shall not be allowed to combine/amalgamate the EWS/LIG flat at any time. The owner/developer shall submit the sale deeds of these flats to the Pune Municipal Corporation for verification and no resale shall be allowed within 5 yars. Families under EWS/LIG group as per the Government norms will be eligible to purchase such flats and no single family shall be eligible to purchase more than one tenement in this scheme. vii) The construction specifications for EWS/LIG housing shall be as per the norms of MHADA. viii) The completion certificate to the basic 1.0 F.S.I. flats shall be granted in proportion to the EWS flats completed at that time.

				ix) Over and above the sites designated for HDH, if any owner having a minimum plot area of 1 Ha in residential zone, desires to avail the above facility, he may be allowed to do so in the manner described above.

(V.M.RANADE)
Under Secretary,
Government of Maharashtra.

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